

**HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES
March 28, 2013**

Members Present

Vic Lessard, Acting Chairman
Jack Lessard (Alternate)
Bryan Provencal
Ed St. Pierre

Others Present

Joan Rice, Secretary

Chairman V. Lessard called the meeting to order at 7:15 p.m.

Board members were introduced.

The Pledge of Allegiance was said.

PETITION SESSION

13-13...Continued hearing of the petition of Chateau Sylvia, LLC for property located at 430 High Street seeking relief from Article III as to 3.26a to reconfigure and enlarge the parking area for overflow parking for the exclusive use of patrons and guests of the Inn most of which would be in the RB Zoning District but 9 of which spaces would be in, or partially in, the RA District. The property is located on Map 166, Lot 7 and in both the RB and RA Zones.

Attorney Peter Saari, Casassa & Ryan, Joe Coronati, Jones & Beach, and Tracy Dewhurst came forward.

Kevin Schultz, Building Inspector, had submitted a history of the parking variances for this property. This had come before the Board twice, July and August of 2007. The first time was to allow for 33 parking spaces and allow for the rest of the required spaces to be offsite parking. The second time was because Attorney Ells forgot an Article he needed relief from in the first petition. Both petitions were granted with no conditions. Ken Sakurai filed motions for rehearings in both cases. Both motions were denied.

Attorney Saari said they were not looking for anything to do with functions. They are not looking for wetland setbacks. Thirty-three spaces have already been approved. Occasionally there are cars in excess of that. The petitioner is asking for 62 spaces. This will provide more parking for the larger functions. If there are even larger functions, valet or shuttle can be utilized. Attorney Saari said there is no better way to control parking than to have it onsite. Attorney Saari went through the five criteria and said he felt they had been met.

Questions from the Board

Chairman V. Lessard asked about hardship. Attorney Saari said the petitioner wants to get as much parking as close to the site as possible. Mr. J. Lessard said he had never seen any problems at this site.

Comments from the Audience

Michael Bragg, 433 High Street, came forward. Mr. Bragg asked if the variance granted in 2008 was implemented. Mr. Provencal replied that it was. Mr. Bragg said he felt the Board should consider granting this petition if there are only a few events a year that require a lot of parking.

Chairman V. Lessard said he felt parking would be controlled and be clean and neat.

Mr. Bragg said it would be good for him as a neighbor if some kind of agreement could be worked out such as having some type of buffer such as shrubs, etc. Mr. St. Pierre asked if there was a fence between the properties. Mr. Bragg said there is an intermittent fence. Mr. St. Pierre said it was too bad the developer of the abutting properties did not put up a complete fence. Mr. Provencal said he felt a buffer would be good.

Robert Bishoff, president of the homeowners' association for those abutting the property, came forward. Mr. Bishoff said he had been told there were only a few functions a year. Mr. Bishoff expressed concern about noise and also about property values. This is a residential area. Mr. Coronati said a good buffer could be provided with plants and possibly a fence.

Chairman V. Lessard noted that this will still have to go before the Planning Board.

Mr. J. Lessard said he had been to many functions at the Inn and the people who run it will do their best for all concerned.

Katie Fontana, abutter, came forward. She said there was a gap between her unit and the fencing and she would like to have it filled. Mr. Provencal said the Planning Board will need to address the buffer between the properties.

Back to the Board

Mr. St. Pierre said he would not like to see cars stacked up on the road. He would prefer that they use parking in the back.

Moved by Mr. Provencal, seconded by Mr. J. Lessard, to grant Petition 13-13 with the stipulation that the buffer issues be addressed by the Planning Board.

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Chairman V. Lessard asked the Board if they felt the five criteria had been met. All members agreed that they had.

Vote: 4 yes, 0 no. Motion passed unanimously.

Adjournment

Moved by Mr. Provencal, seconded by Mr. St. Pierre, that the meeting be adjourned at 8:20 p.m.

Respectfully submitted,

Joan Rice
Secretary